

**REAL PROPERTY DETAILS**

LOT 1 ON RP121312

**STREET ADDRESS**

435 MONTAGUE ROAD, WEST END

**LOCAL AUTHORITY**

BRISBANE CITY COUNCIL

**SITE AREA**

1,318m<sup>2</sup>

**BCC DS**

**LODGED**

02/02/2024

**APPLICATION REF**

A006456924

# 435 MONTAGUE ROAD, WEST END ARCHITECTURAL DRAWINGS



**MONTAGUE ROAD STREET ELEVATION**



**1 LOCALITY PLAN**  
SCALE 1:1 @ A1

**DEVELOPMENT SUMMARY**

435 MONTAGUE ROAD, WEST END  
LOT 1 ON RP121312  
1,318m<sup>2</sup>

UNITS  
2 BEDROOMS 1  
3 BEDROOMS 23  
**TOTAL 24**

COMMERCIAL  
**TOTAL 97m<sup>2</sup>**

CARPARKING  
RESIDENTIAL VISITORS 4  
COMMERCIAL 3  
RESIDENTS 50  
**TOTAL 57**

BICYCLES  
RESIDENTIAL VISITORS 6  
RESIDENTS 24  
**TOTAL 30**

SITE COVER  
1048m<sup>2</sup> (79.5%)

DEEP PLANTING  
PROVIDED 136m<sup>2</sup> (10.3%)

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD  
WEST END QLD 4101**

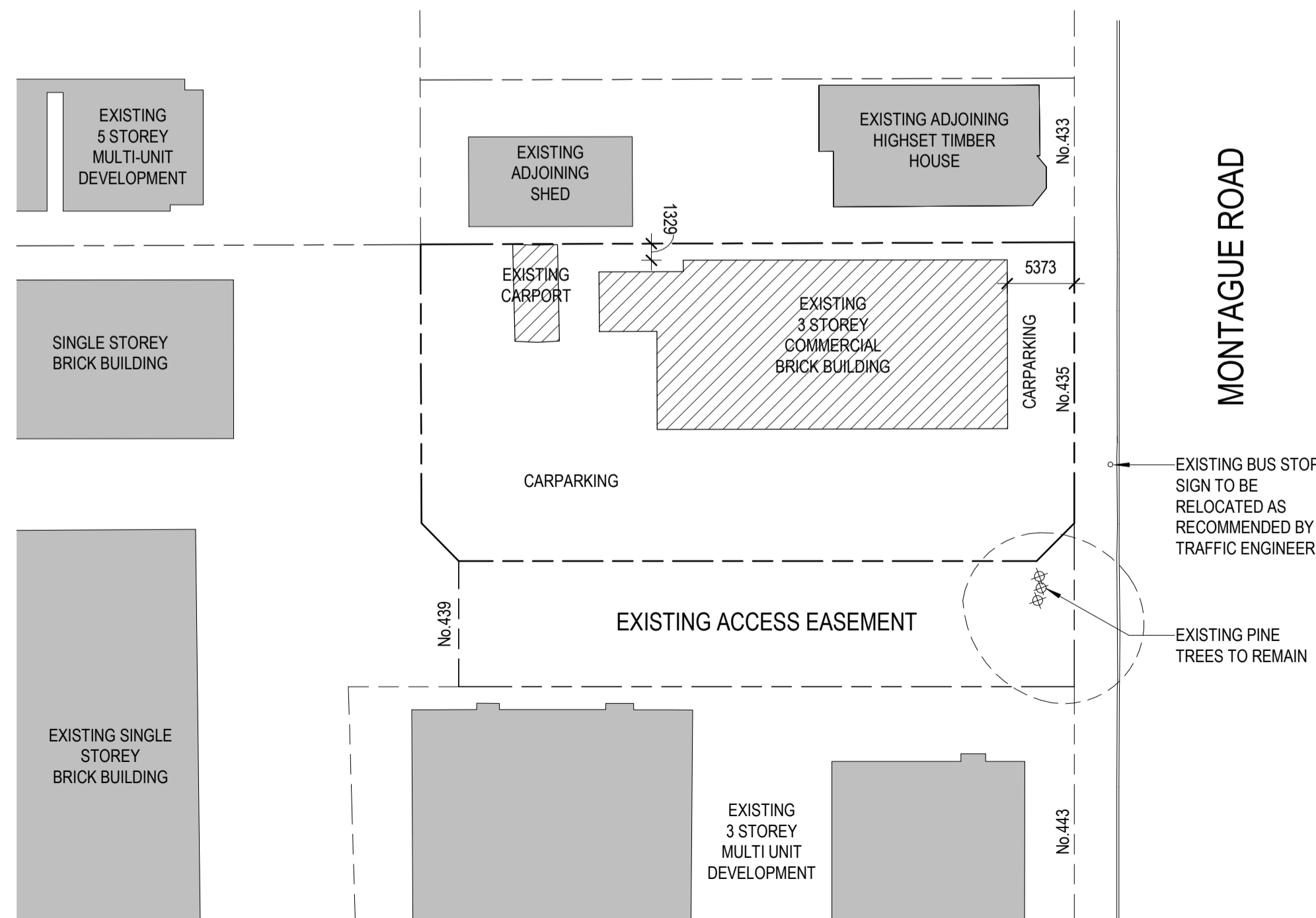
FOR  
**KOZCORP PROJECTS**



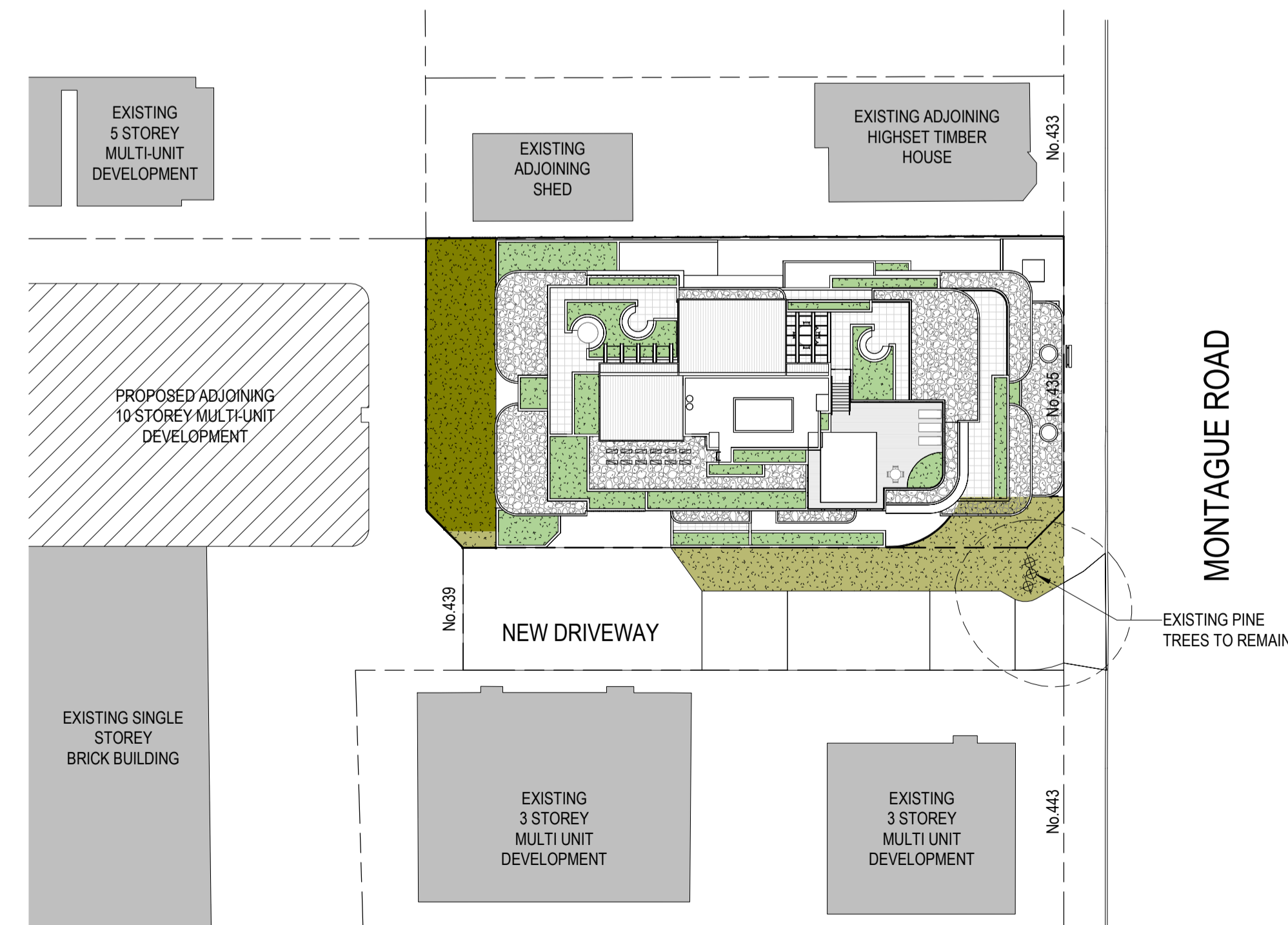
DRAWING TITLE  
**SITE PLANS**

|              |                   |  |
|--------------|-------------------|--|
| DATE         | SEPTEMBER 2023    |  |
| SCALE        | As indicated @ A1 |  |
| DRAWN        | JP                |  |
| JOB NO. 2315 | DWG NO. DD A.001  |  |

**COPYRIGHT**  
THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**2 EXISTING SITE PLAN**  
SCALE 1:400 @ A1



**3 PROPOSED SITE PLAN**  
SCALE 1:400 @ A1





SOUTH-EAST VIEW



NORTH-EAST VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW

**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

DRAWING TITLE  
**3D VIEWS SHEET 1**

|         |                |                  |
|---------|----------------|------------------|
| DATE    | SEPTEMBER 2023 |                  |
| SCALE   | @ A1           |                  |
| DRAWN   | JP             |                  |
| JOB NO. | 2315           | DWG NO. DD A.002 |
|         |                | ISSUE D          |

COPYRIGHT  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
 PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS  
 OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



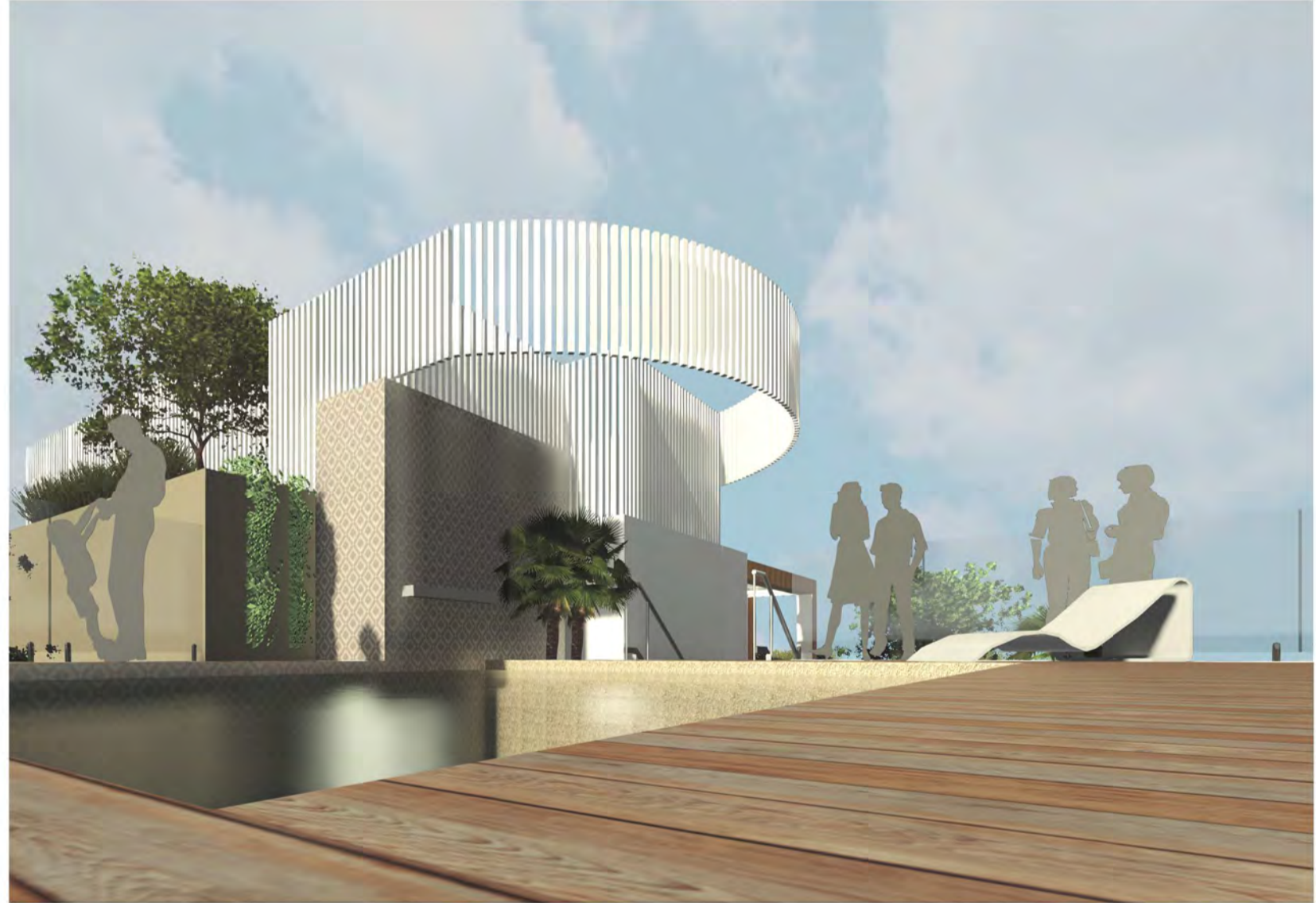
MONTAGUE ROAD - VIEW FROM ACROSS THE ROAD



MONTAGUE ROAD ENTRY



UPPER LEVEL UNITS - NORTH-EAST VIEW



POOL DECK



MONTAGUE ROAD ENTRY



LANDSCAPE SEATING

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

**MULLARCH**  
*architecture*

DRAWING TITLE  
**3D VIEWS SHEET 2**

|              |                  |
|--------------|------------------|
| DATE         | SEPTEMBER 2023   |
| SCALE        | @ A1             |
| DRAWN        | JP               |
| JOB NO. 2315 | DWG NO. DD A.003 |
| ISSUE        | D                |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

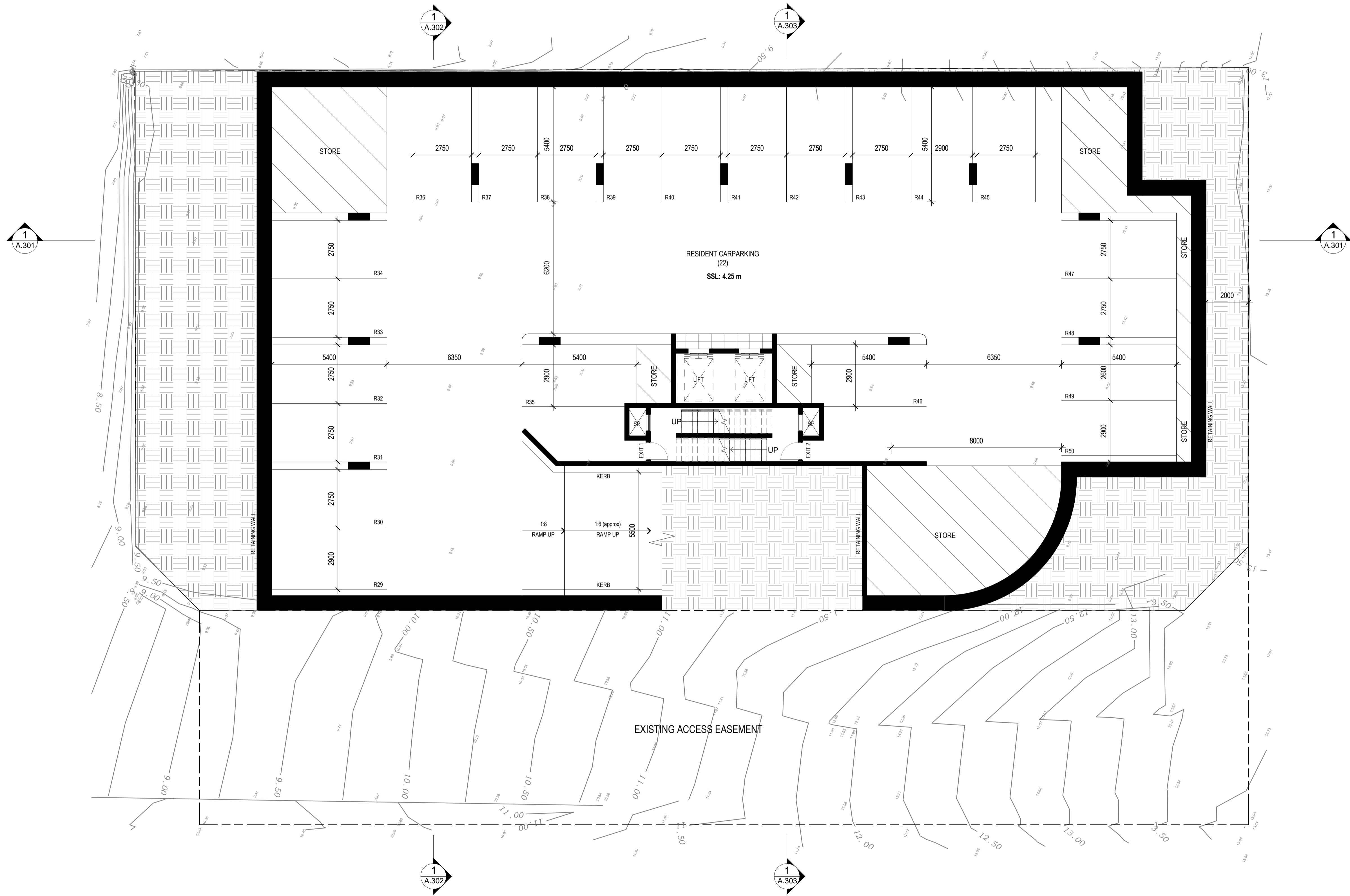


**BCC DS  
LODGED**

02/02/2024

**APPLICATION REF**

A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CLIENT      | JP   | 03.10.23 |
| B    | ISSUE TO CLIENT      | JP   | 11.10.23 |
| C    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| D    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| E    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| F    | DA ISSUE             | JP   | 19.12.23 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD  
WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**

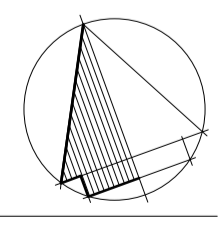


LVL 1, 17 BILLABONG ST  
STAFFORD QLD 4053  
PHONE: 07 3856 5135  
EMAIL: mail@mullarch.com.au

**MULLARCH**  
architecture

DRAWING TITLE  
**BASEMENT 2 FLOOR PLAN**

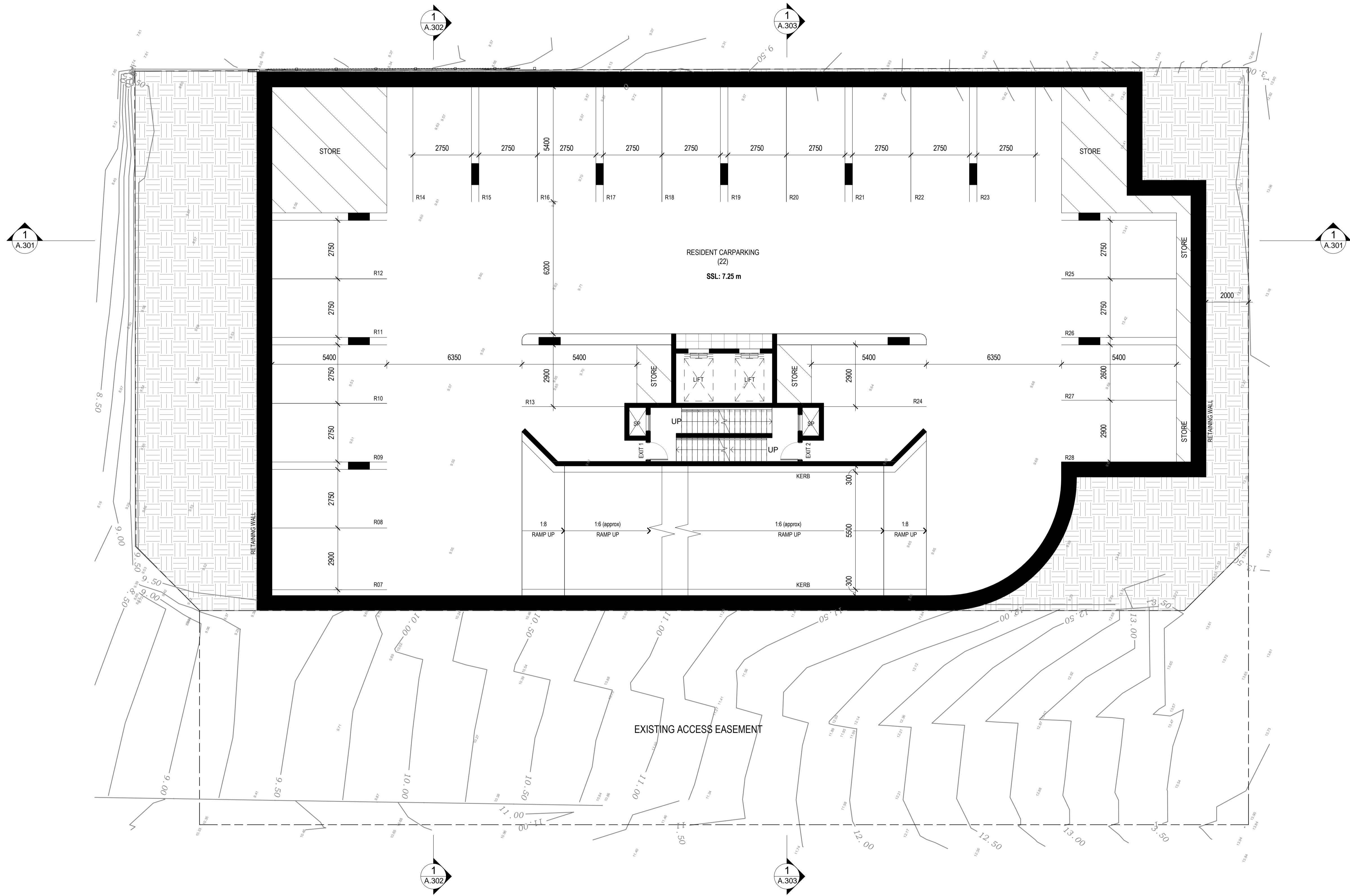
**1**  
**BASEMENT 2**  
SCALE 1: 100 @ A1

|              |                  |   |
|--------------|------------------|---|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1: 100 @ A1      |   |
| DRAWN        | JP               |   |
| JOB NO. 2315 | DWG NO. DD A.101 |   |

**COPYRIGHT**  
THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CLIENT      | JP   | 03.10.23 |
| B    | ISSUE TO CLIENT      | JP   | 11.10.23 |
| C    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| D    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| E    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| F    | DA ISSUE             | JP   | 19.12.23 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

**MULLARCH**  
 architecture

DRAWING TITLE  
**BASEMENT 1 FLOOR PLAN**

**1**  
**BASEMENT 1**  
 SCALE 1:100 @ A1

|         |                |       |   |
|---------|----------------|-------|---|
| DATE    | SEPTEMBER 2023 |       |   |
| SCALE   | 1:100 @ A1     |       |   |
| DRAWN   | JP             |       |   |
| JOB NO. | 2315           |       |   |
| DWG NO. | DD A.102       | ISSUE | F |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

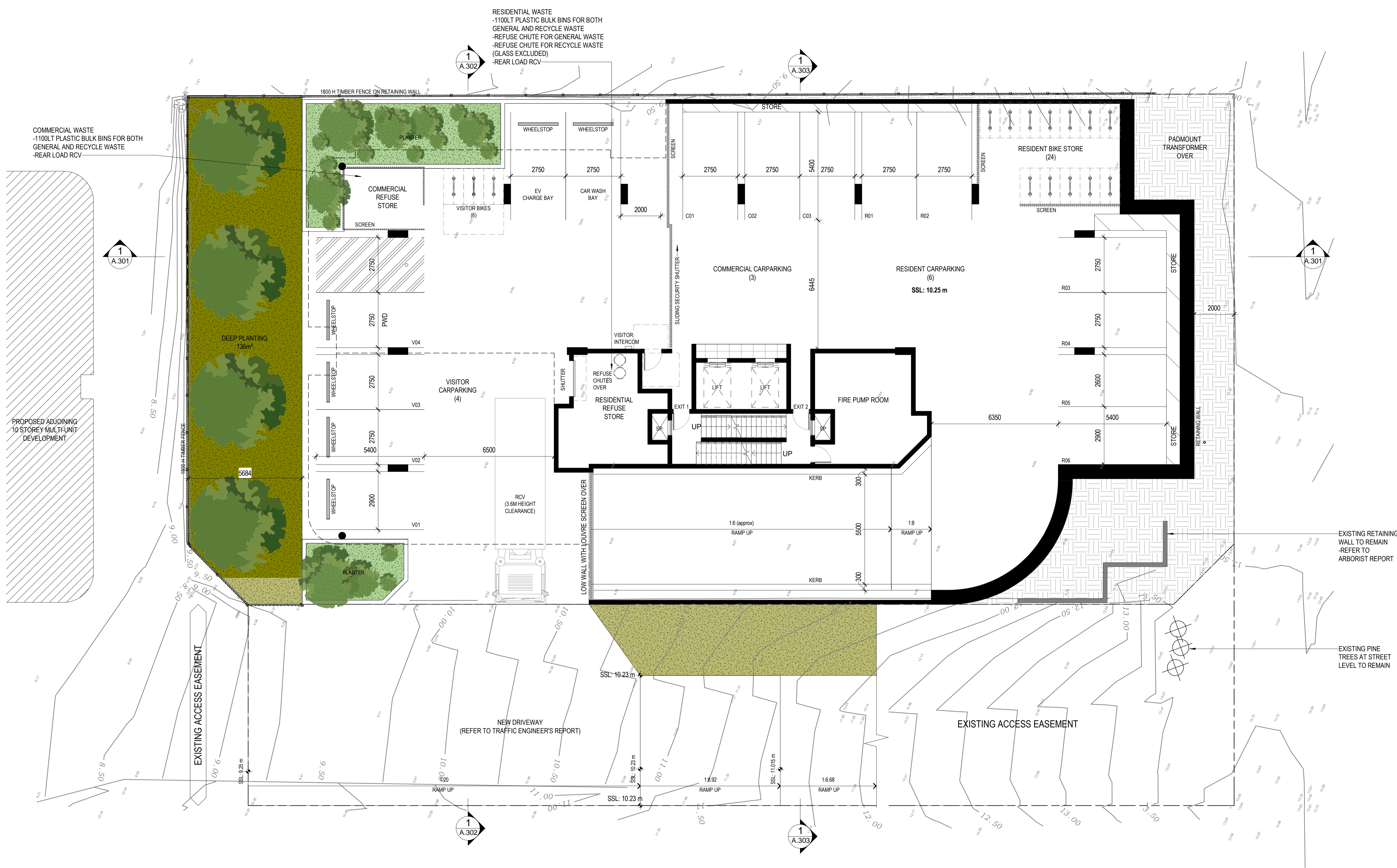


**BCC DS  
LODGED**

02/02/2024

**APPLICATION REF**

A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CLIENT      | JP   | 03.10.23 |
| B    | ISSUE TO CLIENT      | JP   | 11.10.23 |
| C    | FOR DISCUSSION       | JP   | 16.10.23 |
| D    | FOR DISCUSSION       | JP   | 20.10.23 |
| E    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| F    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| G    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| H    | DA ISSUE             | JP   | 19.12.23 |
| I    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD  
WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**

LVL 1, 17 BILLABONG ST  
STAFFORD QLD 4053  
PHONE: 07 3856 5135  
EMAIL: mail@mullarch.com.au

**MULLARCH**  
architecture

DRAWING TITLE  
**LOWER GROUND FLOOR PLAN**

**1 LOWER GROUND**  
SCALE 1:100 @ A1

|              |                  |  |
|--------------|------------------|--|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1:100 @ A1       |  |
| DRAWN        | JP               |  |
| JOB NO. 2315 | DWG NO. DD A.103 |  |

**COPYRIGHT**  
THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

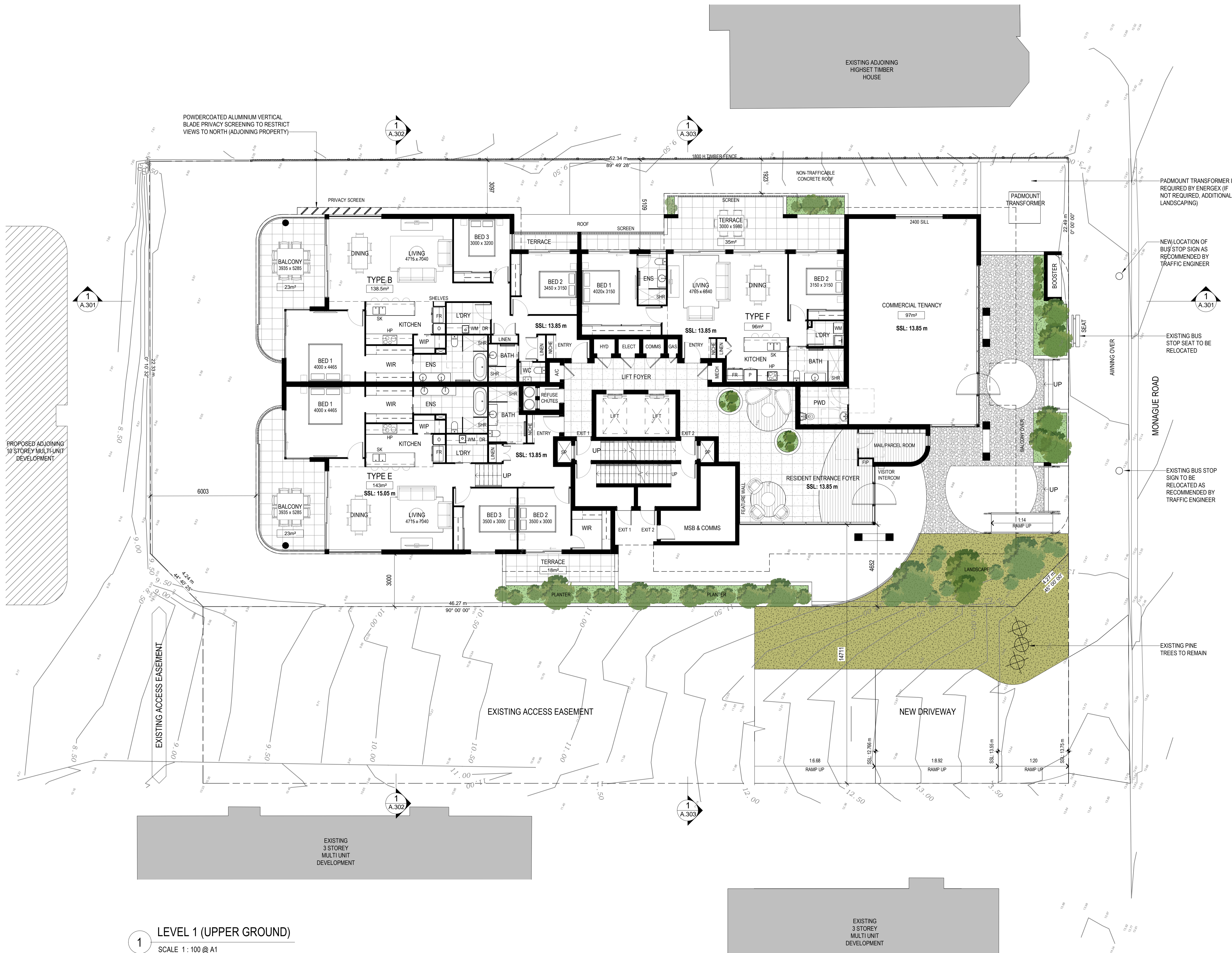


**BCC DS  
LODGED**

02/02/2024

**APPLICATION REF**

A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CLIENT      | JP   | 03.10.23 |
| B    | ISSUE TO CLIENT      | JP   | 11.10.23 |
| C    | FOR DISCUSSION       | JP   | 16.10.23 |
| D    | FOR DISCUSSION       | JP   | 20.10.23 |
| E    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| F    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| G    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| H    | DA ISSUE             | JP   | 19.12.23 |
| I    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT

**MIX USE DEVELOPMENT**

AT

**435 MONTAGUE ROAD  
WEST END QLD 4101**

FOR

**KOZCORP PROJECTS**

**MULLARCH**  
architecture

LVL 1, 17 BILLABONG ST  
STAFFORD QLD 4053  
PHONE: 07 3856 5135  
EMAIL: mail@mullarch.com.au

DRAWING TITLE

**LEVEL 1 (UPPER GROUND)  
FLOOR PLAN**

|         |                |       |   |
|---------|----------------|-------|---|
| DATE    | SEPTEMBER 2023 |       |   |
| SCALE   | 1:100 @ A1     |       |   |
| DRAWN   | JP             |       |   |
| JOB NO. | 2315           |       |   |
| DWG NO. | DD A.104       | ISSUE | I |

**COPYRIGHT**  
THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

**1 LEVEL 1 (UPPER GROUND)**  
SCALE 1:100 @ A1

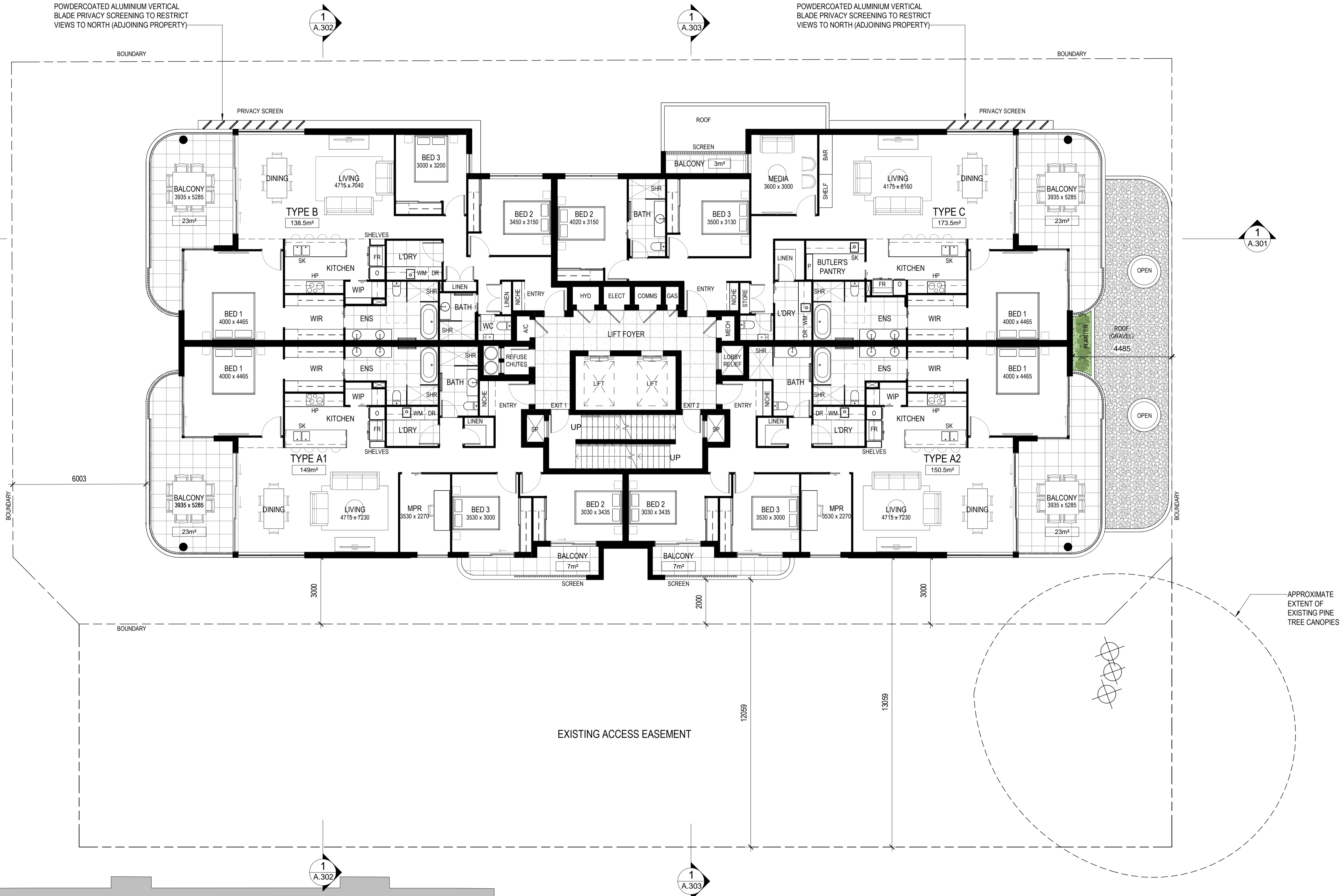


**BCC DS  
LODGED**

02/02/2024

**APPLICATION REF**

A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANT  | JP   | 19.09.23 |
| B    | ISSUE TO CLIENT      | JP   | 21.09.23 |
| C    | ISSUE TO CLIENT      | JP   | 11.10.23 |
| D    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| E    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| F    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| G    | DA ISSUE             | JP   | 19.12.23 |
| H    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD  
WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**

LVL 1, 17 BILLABONG ST  
STAFFORD QLD 4053  
PHONE: 07 3856 5135  
EMAIL: mail@mullarch.com.au

**MULLARCH**  
architecture

DRAWING TITLE  
**LEVEL 2 FLOOR PLAN**

|              |                  |  |
|--------------|------------------|--|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1:100 @ A1       |  |
| DRAWN        | JP               |  |
| JOB NO. 2315 | DWG NO. DD A.105 |  |

**COPYRIGHT**  
THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

SITE COVER= 884m² (67%)

**LEVEL 2**

SCALE 1:100 @ A1

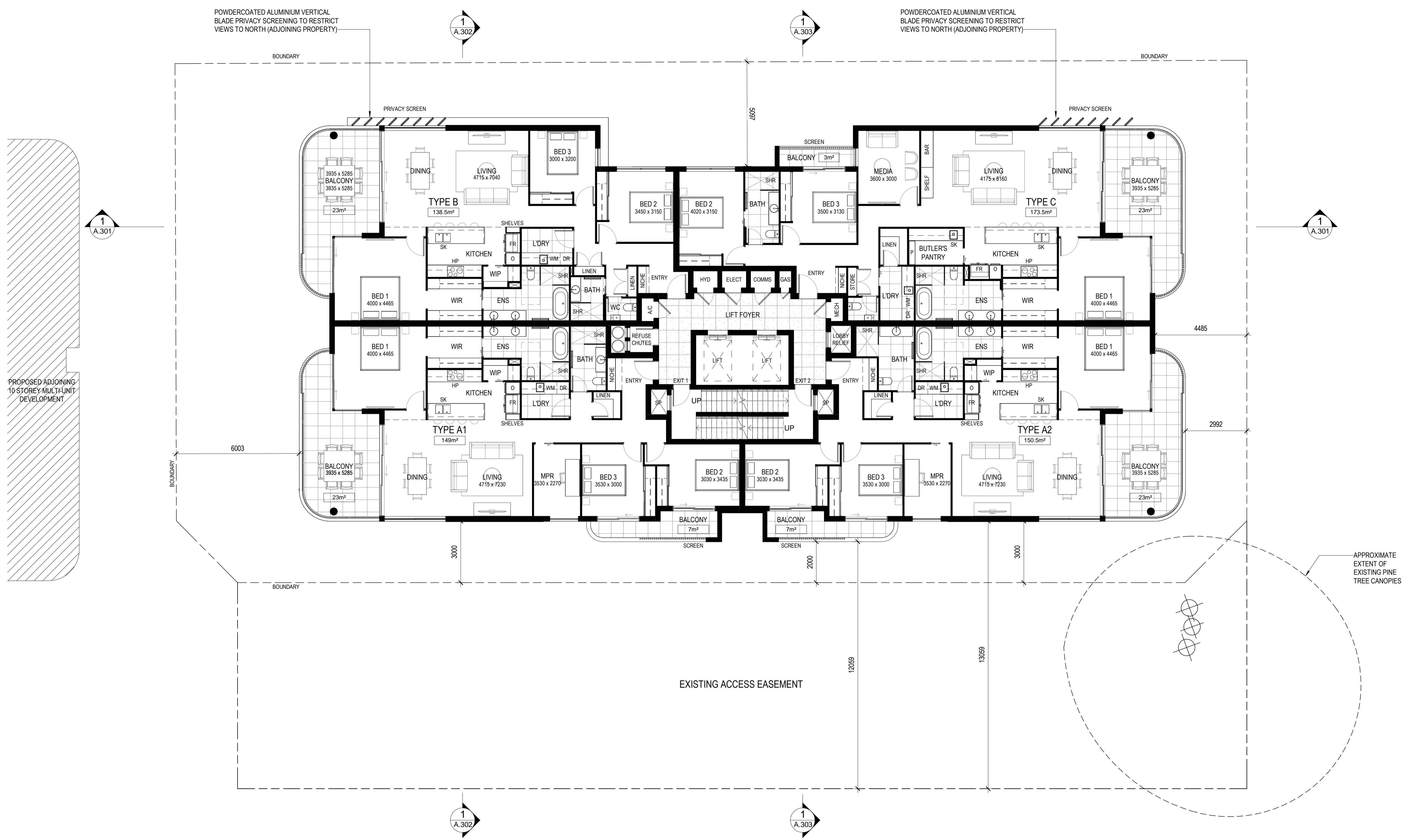
EXISTING 3 STOREY MULTI UNIT DEVELOPMENT

PROPOSED ADJOINING 10 STOREY MULTI-UNIT DEVELOPMENT

EXISTING 3 STOREY MULTI UNIT DEVELOPMENT



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| B    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| C    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| D    | DA ISSUE             | JP   | 19.12.23 |
| E    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**

LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

**MULLARCH**  
*architecture*

DRAWING TITLE  
**LEVELS 3 & 4 FLOOR PLAN**

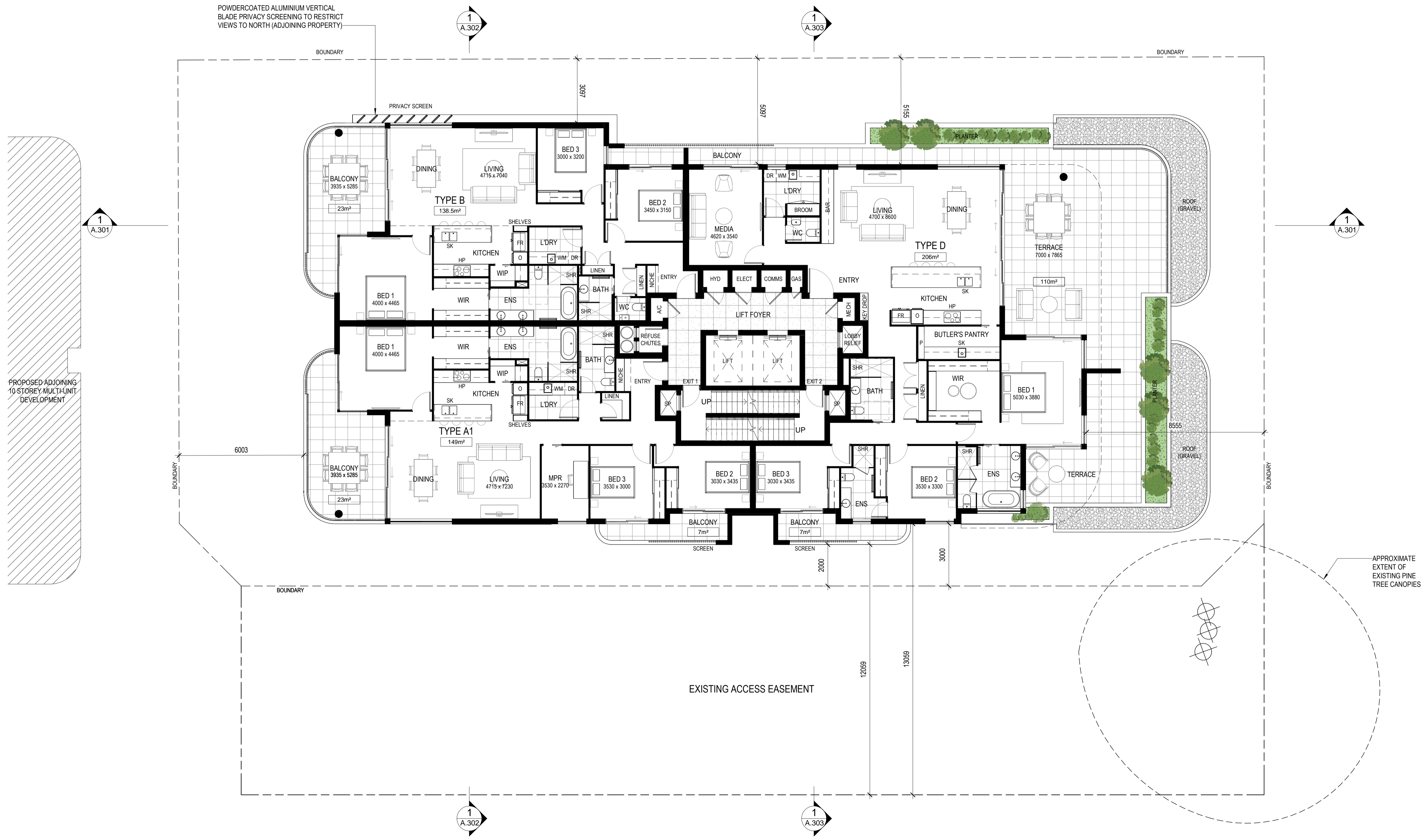
|              |                  |  |
|--------------|------------------|--|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1:100 @ A1       |  |
| DRAWN        | JP               |  |
| JOB NO. 2315 | DWG NO. DD A.106 |  |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

**1** LEVELS 3 & 4  
 SCALE 1:100 @ A1



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| B    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| C    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| D    | DA ISSUE             | JP   | 19.12.23 |
| E    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

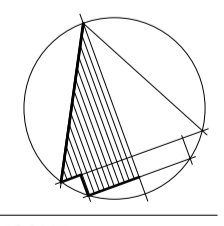
FOR  
**KOZCORP PROJECTS**



LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

**MULLARCH**  
*architecture*

DRAWING TITLE  
**LEVEL 5 FLOOR PLAN**

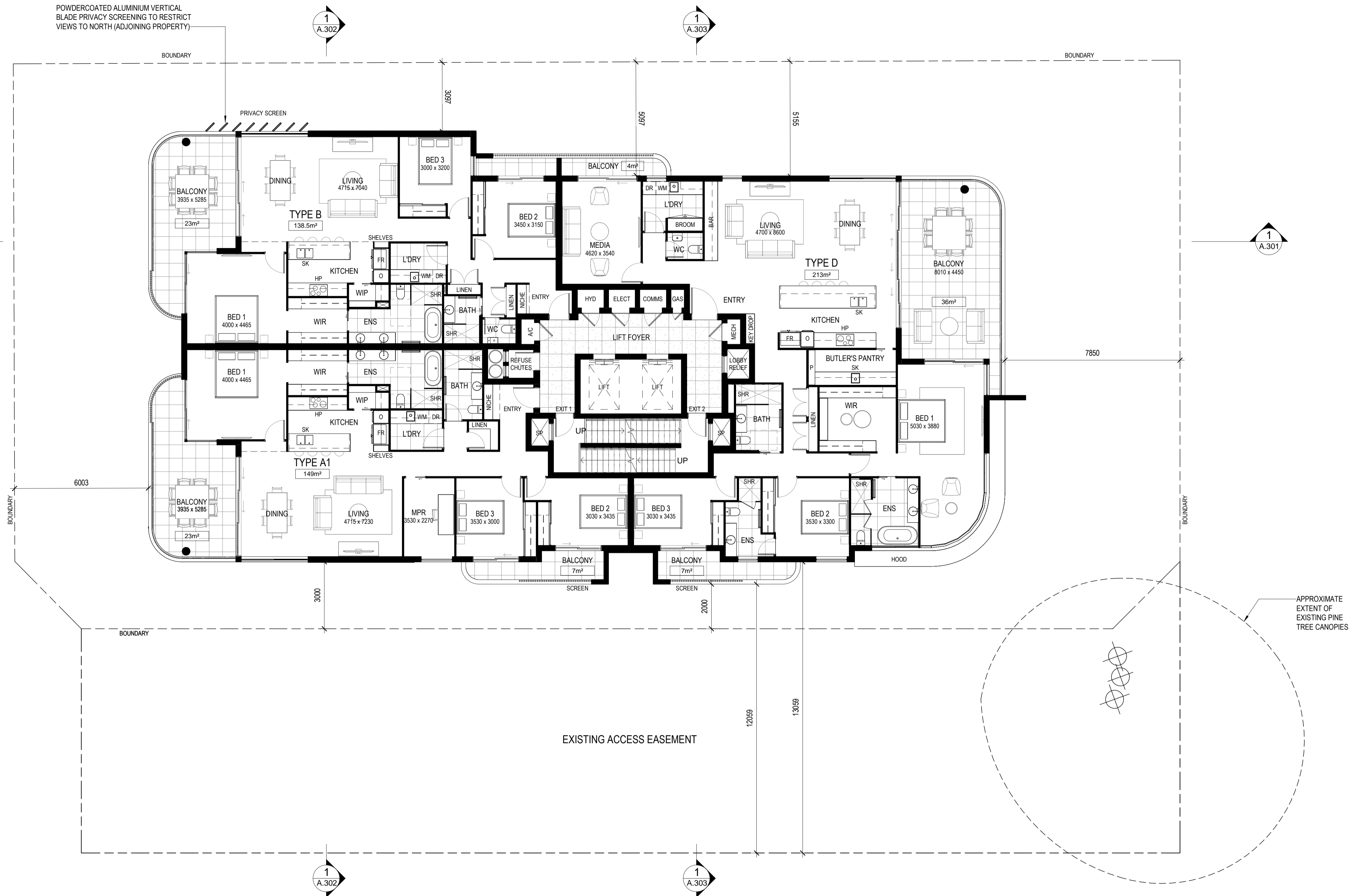
|              |                  |   |
|--------------|------------------|---|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1:100 @ A1       |   |
| DRAWN        | JP               |   |
| JOB NO. 2315 | DWG NO. DD A.107 |   |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.

**1** LEVEL 5  
 SCALE 1:100 @ A1



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANT  | JP   | 19.09.23 |
| B    | ISSUE TO CLIENT      | JP   | 21.09.23 |
| C    | ISSUE TO CLIENT      | JP   | 11.10.23 |
| D    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| E    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| F    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| G    | DA ISSUE             | JP   | 19.12.23 |
| H    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD  
 WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



DRAWING TITLE  
**LEVELS 6 & 7 FLOOR PLAN**

SITE COVER= 708.5m² (53.7%)

**1** LEVELS 6 & 7  
 SCALE 1: 100 @ A1

|         |                |       |   |
|---------|----------------|-------|---|
| DATE    | SEPTEMBER 2023 |       |   |
| SCALE   | 1: 100 @ A1    |       |   |
| DRAWN   | JP             |       |   |
| JOB NO. | 2315           |       |   |
| DWG NO. | DD A.108       | ISSUE | H |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



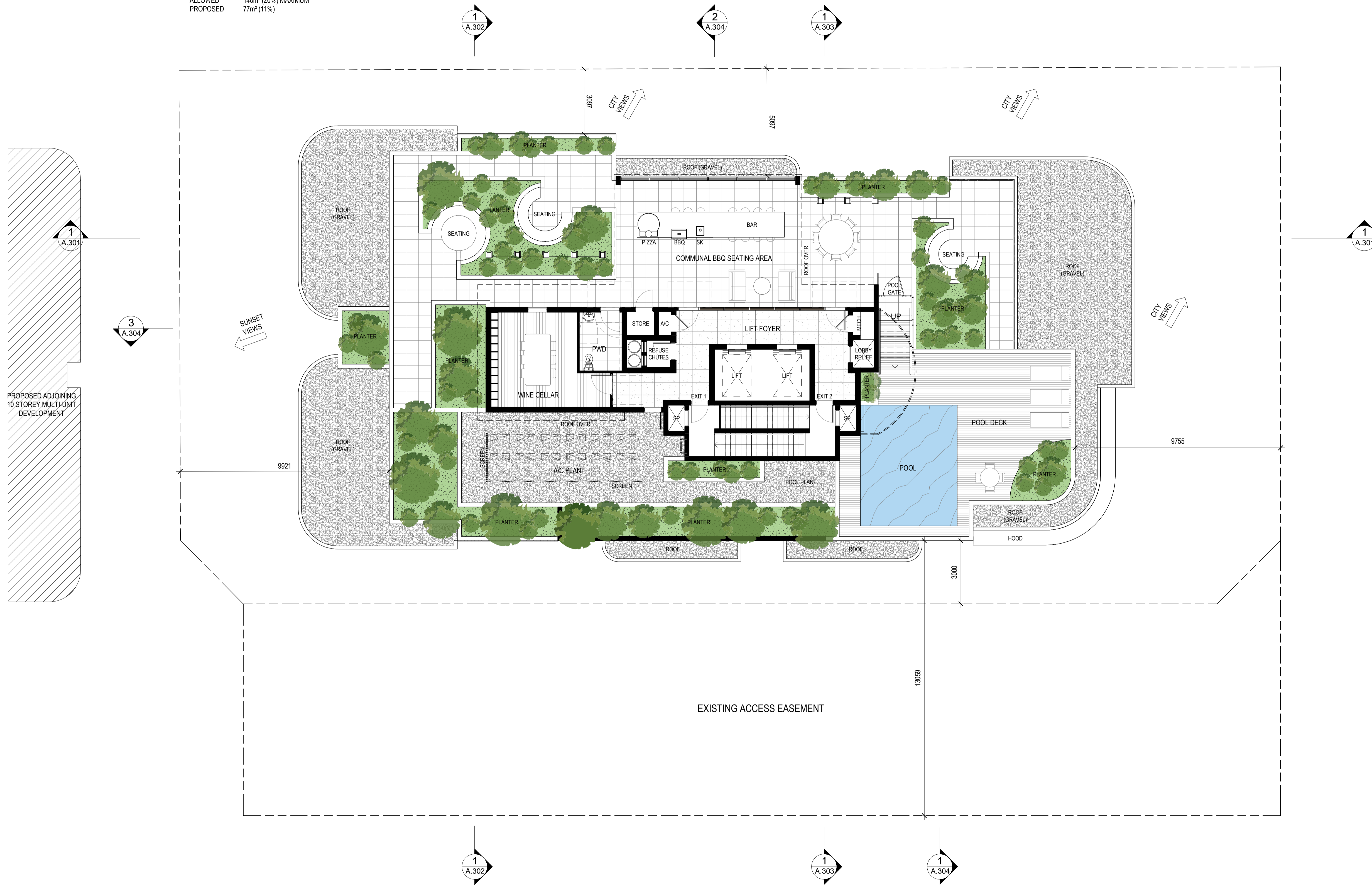
**ROOF TOP GARDEN CALCULATIONS**

AREA OF FLOOR BELOW (LEVEL 7)= 700m<sup>2</sup>

SOFT LANDSCAPING  
 REQUIRED 105m<sup>2</sup> (15%) MINIMUM  
 PROVIDED 109.5m<sup>2</sup> (15%)

SITE COVER OF ALL ROOFED STRUCTURES (EXCLUDING LIFT SHAFT AND STAIRWAY)  
 ALLOWED 280m<sup>2</sup> (40%) MAXIMUM  
 PROPOSED 149m<sup>2</sup> (21%)

GFA OF FULLY ENCLOSED STRUCTURES (EXCLUDING LIFT SHAFT AND STAIRWAY)  
 ALLOWED 140m<sup>2</sup> (20%) MAXIMUM  
 PROPOSED 77m<sup>2</sup> (11%)



**BCC DS  
 LODGED**

02/02/2024

**APPLICATION REF**

A006456924

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CLIENT      | JP   | 21.09.23 |
| B    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| C    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| D    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| E    | DA ISSUE             | JP   | 19.12.23 |
| F    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD  
 WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



DRAWING TITLE  
**ROOF TERRACE FLOOR PLAN**

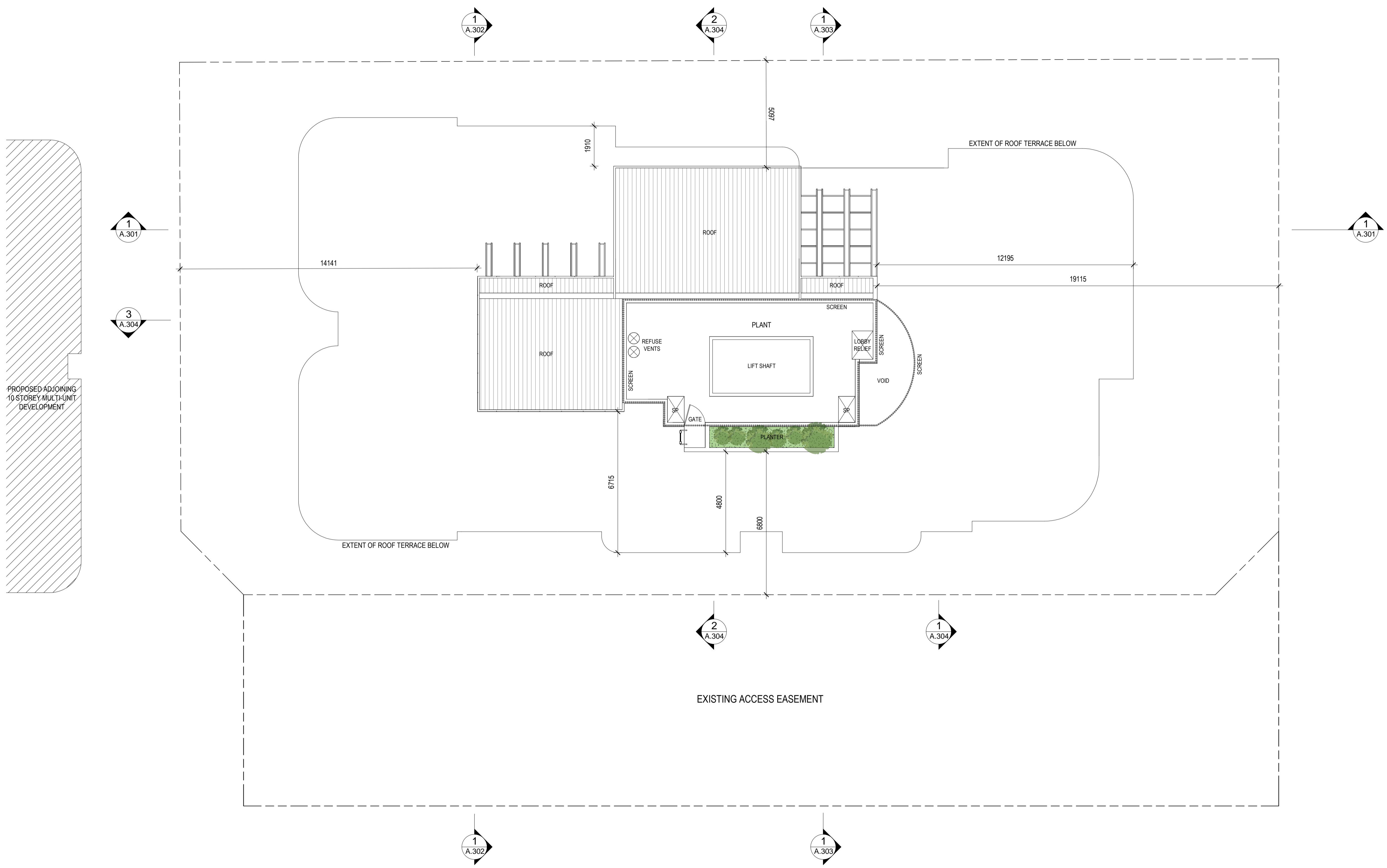
**1 ROO TERRACE (ROOF TOP GARDEN)**  
 SCALE 1: 100 @ A1

|              |                  |  |
|--------------|------------------|--|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1: 100 @ A1      |  |
| DRAWN        | JP               |  |
| JOB NO. 2315 | DWG NO. DD A.109 |  |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



PROPOSED ADJOINING  
 10 STOREY MULTI-UNIT  
 DEVELOPMENT

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CLIENT      | JP   | 21.09.23 |
| B    | ISSUE TO CONSULTANTS | JP   | 26.10.23 |
| C    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| D    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| E    | DA ISSUE             | JP   | 19.12.23 |
| F    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



DRAWING TITLE  
**ROOF PLAN**

**1** ROOF PLAN  
 SCALE 1:100 @ A1

|              |                  |  |
|--------------|------------------|--|
| DATE         | SEPTEMBER 2023   |  |
| SCALE        | 1:100 @ A1       |  |
| DRAWN        | JP               |  |
| JOB NO. 2315 | DWG NO. DD A.110 |  |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



POWDER COATED ALUMINIUM  
 VERTICAL BATTEN SCREENING

POWDER COATED ALUMINIUM  
 FRAMED GLASS BALUSTRADING

POWDER COATED ALUMINIUM 'TIMBER  
 LOOK' WALL BOARD CLADDING

VERTICAL STAINLESS STEEL  
 CABLES WITH CLIMBING  
 LANDSCAPING

POWDER COATED ALUMINIUM  
 FRAMED WINDOWS AND DOORS

PAINTED MASONRY WALLS

PADMOUNT TRANSFORMER IF  
 REQUIRED BY ENERGEX (IF NOT  
 REQUIRED, ADDITIONAL LANDSCAPING)

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**  
 AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



DRAWING TITLE  
**EAST ELEVATION**

**1 EAST ELEVATION**  
 SCALE 1 : 100 @ A1

|              |                  |
|--------------|------------------|
| DATE         | SEPTEMBER 2023   |
| SCALE        | 1 : 100 @ A1     |
| DRAWN        | JP               |
| JOB NO. 2315 | DWG NO. DD A.201 |
| ISSUE        | D                |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE  
 PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS  
 OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



**MULLARCH**  
*architecture*

LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

DRAWING TITLE  
**SOUTH ELEVATION**

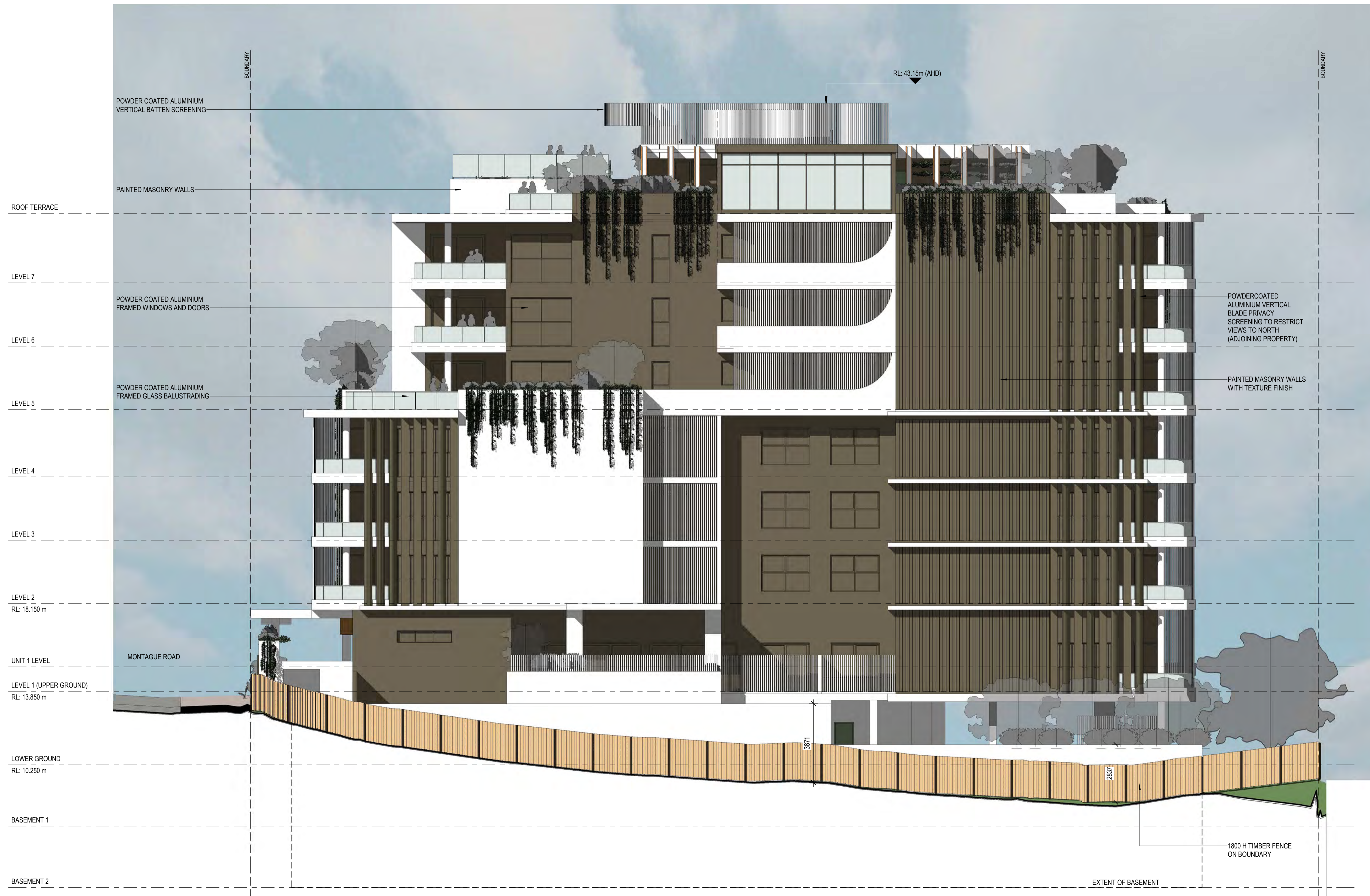
**1** SOUTH ELEVATION  
 SCALE 1 : 100 @ A1

|         |                |
|---------|----------------|
| DATE    | SEPTEMBER 2023 |
| SCALE   | 1 : 100 @ A1   |
| DRAWN   | JP             |
| JOB NO. | 2315           |
| DWG NO. | DD A.202       |
| ISSUE   | D              |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.



**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924



**1** NORTH ELEVATION  
 SCALE 1 : 100 @ A1

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



**MULLARCH**  
*architecture*

LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

DRAWING TITLE  
**NORTH ELEVATION**

|         |                |         |          |
|---------|----------------|---------|----------|
| DATE    | SEPTEMBER 2023 |         |          |
| SCALE   | 1 : 100 @ A1   |         |          |
| DRAWN   | JP             |         |          |
| JOB NO. | 2315           | DWG NO. | DD A.203 |
| ISSUE   | D              |         |          |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.





**BCC DS**  
**LODGED**  
 02/02/2024  
**APPLICATION REF**  
 A006456924

| ISS. | AMENDMENT            | INT. | DATE     |
|------|----------------------|------|----------|
| A    | ISSUE TO CONSULTANTS | JP   | 20.11.23 |
| B    | ISSUE TO CONSULTANT  | JP   | 22.11.23 |
| C    | DA ISSUE             | JP   | 19.12.23 |
| D    | ISSUE TO CLIENT      | JP   | 19.01.24 |

PROJECT  
**MIX USE DEVELOPMENT**

AT  
**435 MONTAGUE ROAD**  
**WEST END QLD 4101**

FOR  
**KOZCORP PROJECTS**



LVL 1, 17 BILLABONG ST  
 STAFFORD QLD 4053  
 PHONE: 07 3856 5135  
 EMAIL: mail@mullarch.com.au

**MULLARCH**  
*architecture*

DRAWING TITLE  
**WEST ELEVATION**

1

**WEST ELEVATION**  
 SCALE 1 : 100 @ A1

|         |                |       |  |
|---------|----------------|-------|--|
| DATE    | SEPTEMBER 2023 |       |  |
| SCALE   | 1 : 100 @ A1   |       |  |
| DRAWN   | JP             |       |  |
| JOB NO. | DWG NO.        | ISSUE |  |
| 2315    | DD A.204       | D     |  |

**COPYRIGHT**  
 THESE DRAWINGS & DESIGNS ARE COPYRIGHT AND MUST NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF MULLARCH PTY LTD. INFRINGEMENTS OF COPYRIGHT WILL RESULT IN LEGAL ACTION BEING TAKEN.